



MEETING OF THE CITY OF RIDGECREST INFRASTRUCTURE COMMITTEE
1ST FLOOR CITY COUNCIL CONFERENCE ROOM AREA B
Thursday March 12, 2015 at 5:00 pm

Committee Members: Chair Mike Mower, Vice Chair Matt Baudhuin
Mayor Pro Tem James Sanders, Planning Commissions Warren Cox
Recording Secretary: Karen Harker
Staff: Dennis Speer, Mr. Culp Culp

Meeting – 5:00 p.m.
Approved Minutes

This meeting room is wheelchair accessible. Accommodations and access to City meetings for people with other handicaps may be requested of the City Clerk (499-5002) five working days in advance of the meeting.

CALL TO ORDER: Meeting was called to order at 5:07

ROLL CALL: Vice Chair Matt Baudhuin, Mayor Pro Tem James Sanders,
Planning Commissioners: Warren Cox
Absent: Chair Mike Mower
Dennis Speer, Public Works Director
Recording Secretary, Karen Harker

APPROVAL OF AGENDA: *Motion To Approve the Agenda Was Made By Commission Mr. Cox, Seconded by Mr. Sanders. Motion Carried By Voice Vote of 3 Ayes (Baudhuin, Sanders, Cox) 0 Nays, 1 Absent (Mower), 0 Abstain*

APPROVAL OF MINUTES: *Mr. Matthews felt that his Public Comments were not accurate and he needed to either submit them in writing or discuss in person with the recording secretary his comments. As they are written now Mr. Matthew feels that no one can understand what they mean not even to him. Motion To Table the Minutes of February 19, 2015 was Made By Mr. Sanders until Mr. Matthews is able to discuss his Public Comments with the Recording Secretary. Seconded by Mr. Cox. Motion Carried By Voice Vote of 3 Ayes (Baudhuin, Sanders, Cox) 0 Nays, 1 Absent (Mower) 0 Abstain*

PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA

Public Comment Opened at 5:15

Mr. Matthew – Pavement Management list needs to be looked at and evaluated to make sure that Richmond Road is going to be done.

Mr. Culp – Richmond Road is on the list to be done this summer. Just received aerial photos and will be working on the design.

Mike Neel – Coso Street should also be looked at in the Pavement Management System. Citizens are using this street to get across the center part of town.

Public Comment Closed at 5:18

DISCUSSION AND OTHER ACTION ITEMS

➤ TAB Allocation Status

Ms. McQuiston discussed the headings of the document (2010 Tax Allocation Bond Proceeds Project Allocation) that was presented to City Council by Mr. Speer in February 18, 2015. They were explained as follows:

- Original allocation- Mr. Wilson's presentation on July 18, 2012
- Original Budget – the 24,900,000 that the City was actually allocated
- Adjusted Allocation – more used for as committed for funds or what would be formally committed
- Encumbered – funds in a contract, purchase order or expected to spend
- Future Expected – how much we plan on spending in the future or projection
- Expended – how much we spent so far
- Total expected - expended future, total expected, and encumbered
- Amount available column - what we have left to spend on projects

What doesn't show in this spreadsheet is the Solar Park. The Department of Finance is not recognizing it as a Redevelopment Project. Funds were taken from the Wastewater Account to cover this project and must be paid back to the Wastewater Account in December of 2015. The City is in litigation for this to be recognized as a Redevelopment Project. If the City is not successful, the money for the Solar Park will need to come from the Tax Allocation Bonds. This will cut into the projects that show on the list.

Mr. Sanders - the first two columns were for history and how we got here in the Tax Allocation Bonds.

Public Comments:

Mike Neel: - number of ideas for how to reallocate funds. Two different items on the list 1) Parks has 2.5 and 2) the Corporation Yard has 2 million. These projects were allocated in 2010 or 2012 and should be looked at and maybe be reallocated to streets.

The Sports complex is for a small portion of the citizens versus the majority of the community.

- W. Cox – the original bond list for Parks and Recreation was at 6.2 million and their equipment must need to be updated at least to ADA standards.

Mr. Neel felt that the 2.5 million was to spend on the one sports complex or reduce the number in the Corporation Yard

- D. Speer – Corporation Yard went out to bid, bid opening was too high and the Engineering Department is going back to City Council with a new contract and new scoping of the project for the Transit Garage and the Corporation Yard.
- W. Cox – any indication what revenue is generated out at the fields by these numbers on the 2010 Tax Allocation Bond Proceeds Project Allocation?
- R. McQuiston –the revenue is not in these numbers

- W. Cox – cost to move the poles might change these numbers with the Downs Street Widening Project.
- D. Matthew – In defense of Parks and Recreation Budget some of the should be used to reduce the glare of the lights out into the community

Committee discussed that the lights are being addressed

Gary Allred – was the purchase of the property for the Boydston property out of streets funding

- L. Culp – separate allocation for the land acquisition

The question of the two separate Wastewater Agreement was discussed amongst the committee members. The 4.25 is a loan that is being paid back over time, where the money that was used for the Solar Field needs to be paid by December 2015. They are two separate issues. There was a question to Ms. McQuiston about the fund balance in the Wastewater Account. Not having those numbers in her hand she felt that the cash balance is 12 million and the plant has a 50 million is the net worth.

Mr. Allred was concerned about the Old Towne Enhancement Program and the different dollar value of this programs. One showed a \$450,000 and the other stated \$50,000 and also wondered if it was for signage? Ms. Harker would have to look into that because the \$450,000 came from Mr. Wilson's presentation and that could have been a number that got carried over when doing the spread sheet. She will look at it and return to the meeting with an answer. Ms. McQuiston thought that the Old Towne Enhancement Program fell under the Balsam Street Branding and Marketing.

Gary Allred – what happened to the 2.25 million of the W. Ridgecrest Blvd Project money?

- Ms. McQuiston talked about the funds that were used for the project and.
- Mr. Baudhuin – I'm a little confused Ms. McQuiston. You seem to be getting numbers that I'm not able to see. Everyone seems to have different numbers and I think that was what we were hoping to see at this meeting. (Ms. McQuiston gave Mr. Baudhuin a spreadsheet that show all transfer in and out of each account).

It was explain to the committee now the Finance has a Master spreadsheet each transaction that is done by City Council Resolution, a transaction will be done in/out from accounts to keep the Original Budget and Adjusted Allocation both showing \$24,900,000.00

SUPPORT STAFF COMMENTS

Mr. Culp explained that the Engineering Department is still working on closing out projects from the summer. Mr. Culp explained he just had a Utility Meeting and thought that this was a good way to let the committee know what was going on in the Public Works Department. (Mr. Culp's comments are in **BOLD**)

- a. Tax Allocation Bond, (TAB) & Measure L Projects
 - i. City Yard Improvements – **re-scoping the project and going back out to bid**
 - ii. Downs – Upjohn to Ridgecrest Blvd. – **Meeting with SCE**
 - iii. Gateway- Upjohn to Ridgecrest Blvd.
 - iv. Richmond- Fairgrounds to Ridgecrest Blvd.
 - v. Bowman Road- Downs to Primrose
 - iii-v. **Had aerial photos done. Mr. Culp discussed the projects locations and boundaries; Department will be working on design in house and paving these roads this summer**
 - vi. Drummond- China Lake Blvd. to Chelsea

- vii. Purchased 32 acre Kirchmeier property for Master Planned detention basin
 - viii. Kerr McGee City Park concession stand – **Working with Parks and Recreation Department in putting a new Concession Stand at the park.**
 - ix. Micro Pave Streets List forthcoming
 - b. Substandard Street Project
 - i. Rader Ave. between Nevada and Downs
- 2) HSIP Projects
 - a. Signal @ Bowman & China Lake Blvd. – **Design Done**
 - b. Drummond Widening
 - i. **R/W acquisition in process – Design Almost Done**
 - c. 12 Intersections, Striping & Signs
 - d. 7 Intersections, Signal heads

C and D – have gone to City Council and Contracts are being signed
- 3) RSTP Projects
 - a. - China Lake – Bowman to College Hts. – Surveys being Done
 - i. Received Caltrans authorization to design
- 4) CMAQ Projects
 - a. Graaf Ave.- N. Norma Ave to N. Sierra View – **working on Design**
 - b. N. Warner St. – Drummond Ave. to Howell Ave. – **working on Design and Right of Way**
 - c. Traffic Signal Synchronization Project – **Design and plan set**
- 5) CDBG Projects
 - a. ADA ramps –**Request for Proposal being reviewed for 17.12.1**
 - b. ADA Transition Plan & Ramps - **working on environmental. The Transition Plan is vital for the Federal Highway Administration so that we can continue to receive funding. Also will be doing ramps.**
 - c. Senior Center Improvements – **Working with the Parks and Recreation Department on their Request for Proposal for the Improvements.**
- 6) TDA Projects
 - a. Bus Garage
 - b. Richmond Rd. Bike path, Bowman Rd. bike path to Ridgecrest Blvd. park & ride – **Request for Proposal for Design Services**
- 7) Wastewater Treatment Plant Expansion
- 8) Sewer Line Assessment Project
 - a. Contractor completed work
 - b. Willdan will prepare priority plan

Have receive a report of the worst of the worst. This report will be evaluated by staff and staff will come up with a replacement program and the best way of how to replace.

 - o Mr. Allred wanted to know if this report was available to the public. Mr. Culp responded that he had it available.
- 9) Sign Reflectivity Project
 - a. Contractor completed work
 - b. Willdan will prepare GIS

Mr. Speer has explained to the City Council and also to Measure L that this program is very important because it also is federally mandated. All major signs must be replaced by January 2015 and street signs must be replace by January 2017. If we are unable to budget from regular funds, we might have to look to Measure L funds for this project.

- 10) Grant Applications
 - a. CMAQ, HSIP, ATP & RSTP
Request for Proposal is out to Consultant to be turned in March 31, 2015. They are to look at all funding for the Downs Street Project.
- 11) Street Lighting, Landscape Maintenance District Annual Report
Getting the Engineer's Report ready for the Landscape and Lighting District Levying 2015-2016.
- 12) Private Projects
 - a. Charter School, Downs Street traffic control
 - b. D.R. Horton, Tract 6740
 - i. Oriole Homes, Steven Hair new owner
 - ii. Currently under construction
 - c. Wal-Mart – **On Board for the Contractor to start in May**
 - d. SCE Headquarters, China Lake & Upjohn
 - e. SCE, Downs Street Substation expansion
 - f. Alzheimer's Care Facility
 - g. DART new building
 - h. Heritage Village remodel of extended stay suites.
 - i. Caltrans Median Project, China Lake & E. Ridgecrest Blvd's.
 - j. Tom Martin Tracts, 6700 & 6775
 - k. Owned by Steven Hair,
 - i. Applying for phased tentative maps
 - l. Murray Middle School & Burroughs H.S.

Other items that Mr. Culp had was a handout of the municipal code 3-11.104 – Schedule of Fees which allowed for Mr. Patel who owns the Hotel on Miguel Court to enter into an agreement to make payments. Mr. Culp felt that this is just a tool that is in the toolbox that the City could use instead of having the building empty and not making money for the city. Escrow and everything will have to be paid overtime.

Mr. Allred asked if this applied to everyone.

- o Mr. Culp indicated that Storm Drainage Impact Fees and Grading Fees has to be collected before issuance of a building permit, but all fees needed to be paid prior to a Certificate of Occupancy.

Another item that Mr. Culp wanted to clarify is that at the last City Council Meeting he indicated that Change Order No 24 for the W. Ridgecrest Boulevard was going to be the last one. After evaluation he has learned that the last one will be No. 27. The City of Ridgecrest and the Contractor are doing adjustment in quantities and one is a credit back to the city.

This brought up the issue of the bulb out. The City is under assessment of the bulb outs and the corridor in general. Mr. Matthews is concerned that he has heard that the City is evaluating the street but there has been no mention as to how much time the City will evaluate the situation and when a decision will be made.

The City will need to give it at least 6 months and if it's not going to work we will make a decision at that time. Mr. Culp informed Mr. Matthews that he discussed with the Traffic Engineer and at the intersection at Norma Avenue and West Ridgecrest Boulevard heading south there will be a through lane with a right turn.

Mike Neel - He would like to make a formal request and would like this for consideration. Many citizens would like to have blinking red lights at the new intersections instead of the Traffic Signals.

- Mr. Culp reminded the committee that when getting the new traffic signals they come in a default setting. It is now we have to make timing changes; and we as staff intend to become more proficient at it. Right now we do rely on a company to come and do that for us and this can take time for them to arrive and make the adjustments. The adjustments of the lighting sequence will take some time.

FUTURE AGENDA ITEMS

Downs Street Widening and TAB Funding – What Funds to Use?

Modification to Street Lights within the Community

- SCE Grants

Left Turn Yield (At Possible Intersection)

Sewer Availability Fees

NEXT MEETING:

- **April 16, 2015 (3rd Thursday)**

ADJOURNMENT: Meeting was adjourned at 7:15 pm